

## 2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Located on the fourth floor of an elegant low-rise residential building just moments from the Mediterranean shoreline, this beautifully designed two-bedroom apartment offers a refined blend of light, space, and contemporary comfort in one of Limassol's most desirable coastal areas. Expansive floor-to-ceiling windows invite natural light deep into the interiors, creating bright, airy living spaces while framing pleasant views of the surrounding gardens and neighborhood. The open-plan layout allows the living, dining, and kitchen areas to flow seamlessly together, forming a welcoming environment equally suited for relaxed everyday living or hosting guests. Carefully selected f...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>19</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>16677</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.691172 / 33.0728**

## Price: €800 000 + VAT

VAT for this property is **€40,000** or **€152,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 339.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€800 000 on Mar 11, 2026

